



CHICAGO PLAN COMMISSION

Department of Planning and Development

DePaul College Prep High School

**3246-3360 N. Campbell Ave. / 2500-2546 W. Melrose St. /
3237-3429 N. Rockwell St., Chicago, IL 60630, Chicago, IL
(47th Ward)**

DePaul College Prep Foundation

03/19/2020



CHICAGO PLAN COMMISSION

Department of Planning and Development

Amendment to Institutional Planned Development #1184

3246-3360 N. Campbell Ave./2500-2546 W. Melrose St./3237-3429 N. Rockwell St. (47th)

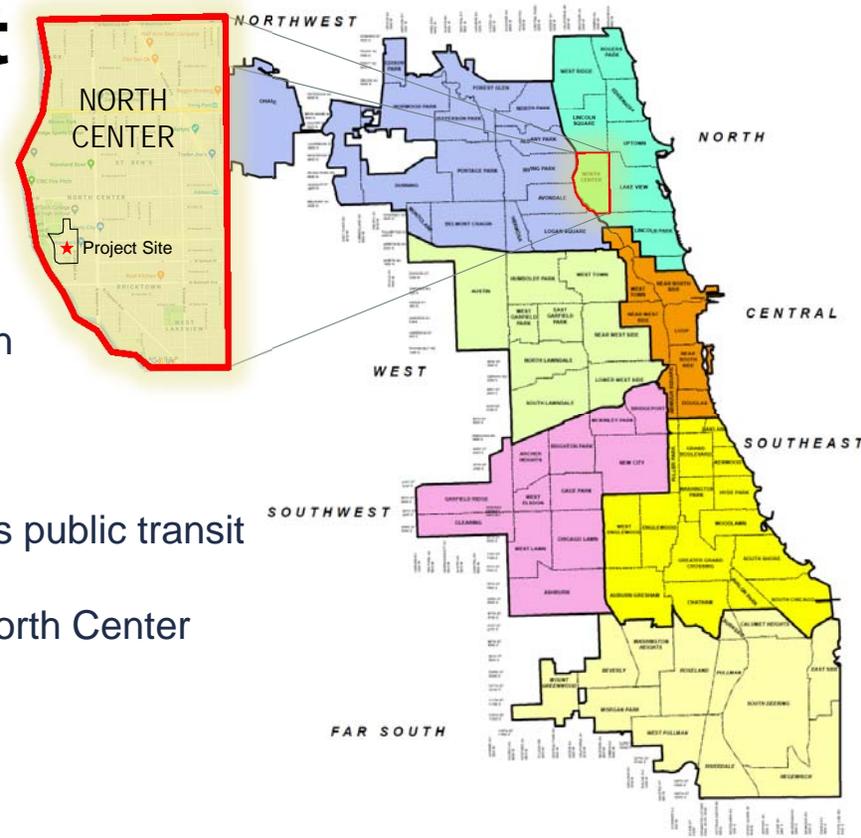
DePaul College Prep Foundation

19 March 2020

★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

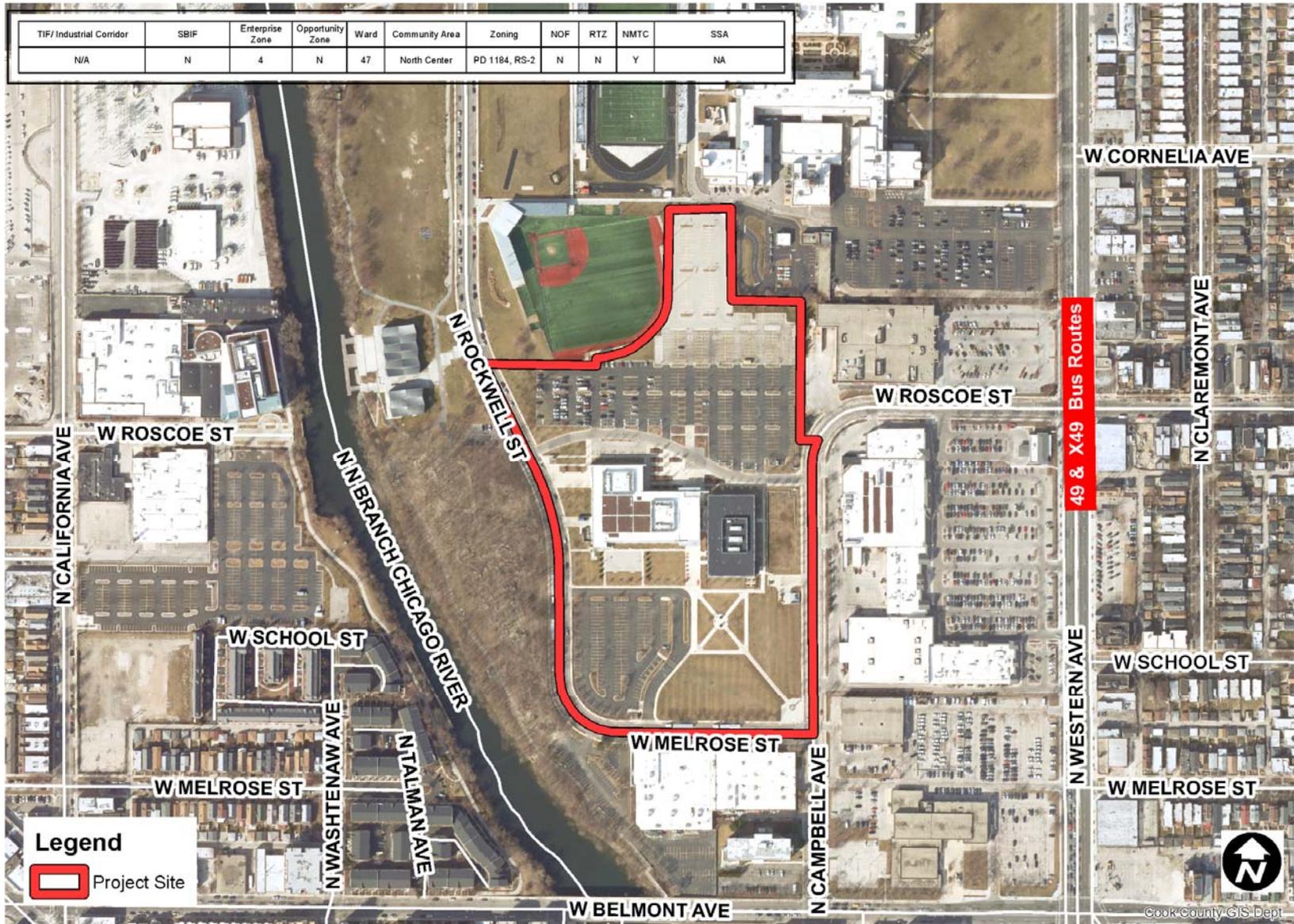
- North Center (Community Area #5)
 - Population is 35,789 people
 - Those under age 19 compose 25% of the population
 - Those under age 19 has increased 5% since 2010
 - Only 39.9% of households have multiple vehicles
 - 46% of the population primarily walks, bikes, or uses public transit
 - Institutional land uses comprises 76.2 acres (5.6%) of North Center



Project Timeline

- October 5, 2011 – Institutional Planned Development #1184 (PD #1184) is established
- October 3, 2019 – Open house
- **October 7, 2019 – Application filed to amend PD #1184**
- October 16, 2019 – Ordinance Introduced
- November 17, 2019 – Open house
- March 13, 2020 – Community outreach meeting
- March 19, 2020 – Chicago Plan Commission Meeting

TIF/Industrial Corridor	SBIF	Enterprise Zone	Opportunity Zone	Ward	Community Area	Zoning	NOF	RTZ	NMTC	SSA
N/A	N	4	N	47	North Center	PD 1184, RS-2	N	N	Y	NA



GRADE SCHOOLS IN CHICAGO REPRESENTED BY THE STUDENT BODY:

126

ZIP CODES REPRESENTED IN THE DEPAUL PREP COMMUNITY:

49

SIZE OF THE NEW CAMPUS OF DEPAUL COLLEGE PREP

17 acres

CLASSES BEGIN AUGUST

2020

23%

OF THE FRESHMAN CLASS RECEIVED *academic scholarships*

35

STUDENTS HAVE EARNED COLLEGE CREDIT VIA DUAL ENROLLMENT AT DEPAUL UNIVERSITY SINCE 2016

TEACHER TO STUDENT RATIO:

11:1

FRESHMEN IN THE CLASS OF 2023

180

A 13% INCREASE FROM THE CLASS OF 2022

NEARLY

50%

OF OUR STUDENTS ARE YOUNG WOMEN AND MEN OF COLOR

COLLEGE ACCEPTANCE RATE FOR THE CLASS OF 2019:

100%

\$10+ million

IN COLLEGE SCHOLARSHIPS RECEIVED BY THE 109 GRADUATES IN THE CLASS OF 2019

11 & 9 BOYS GIRLS ATHLETIC TEAMS WITH

23

I.H.S.A. REGIONAL CHAMPIONSHIPS WON SINCE 2014

74%

OF THE STUDENT BODY IDENTIFIES AS CATHOLIC

AVAILABLE CLUBS AND EXTRA-CURRICULAR ACTIVITIES ON CAMPUS:

33

&

80%

OF STUDENTS PARTICIPATE IN CLUBS, EXTRA-CURRICULAR ACTIVITIES, & ATHLETICS

16,000+

SERVICE HOURS VOLUNTEERED BY STUDENTS IN 2018-19

DEPAUL COLLEGE PREP

35

STUDENTS HAVE EARNED COLLEGE CREDIT VIA DUAL ENROLLMENT AT DEPAUL UNIVERSITY SINCE 2016



610 Existing
Parking Spaces

EXISTING



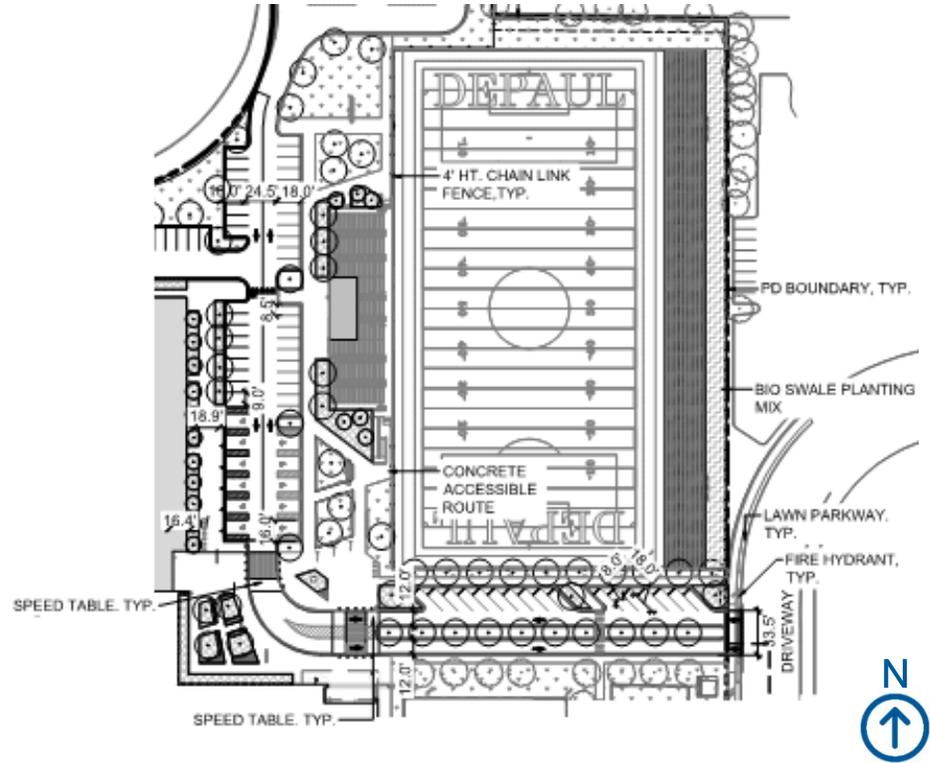
413 Parking
Spaces

NEW

SITE PLAN



OVERALL SITE PLAN



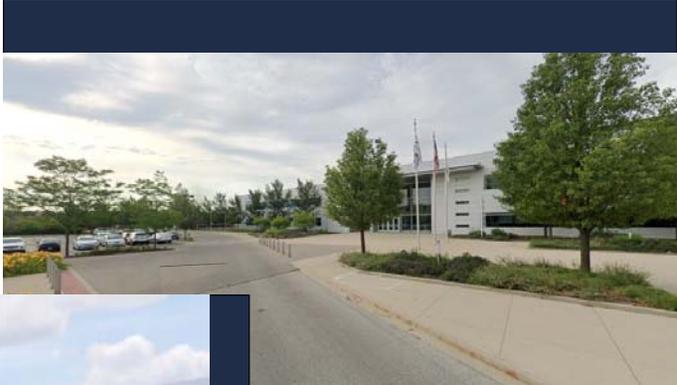
ENHANCED VIEW OF TURF FIELD

Pedestrian Context



VIEW FROM NORTH CAMPBELL

Pedestrian Context



VIEW TOWARD NORTH CAMPBELL
FROM CAMPUS

Pedestrian Context



VIEW TOWARD SOUTH

Pedestrian Context

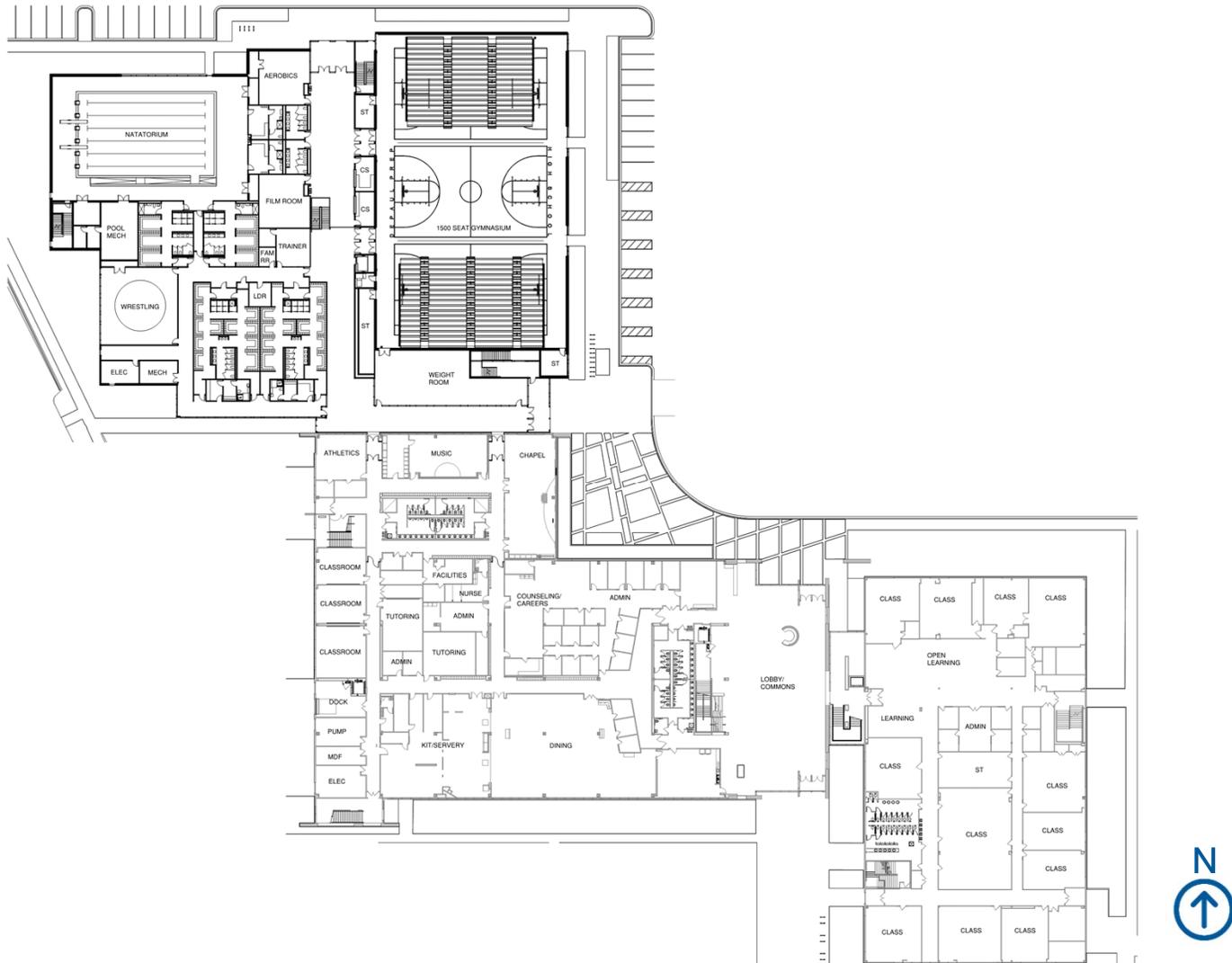


VIEW FROM NORTH ROCKWELL

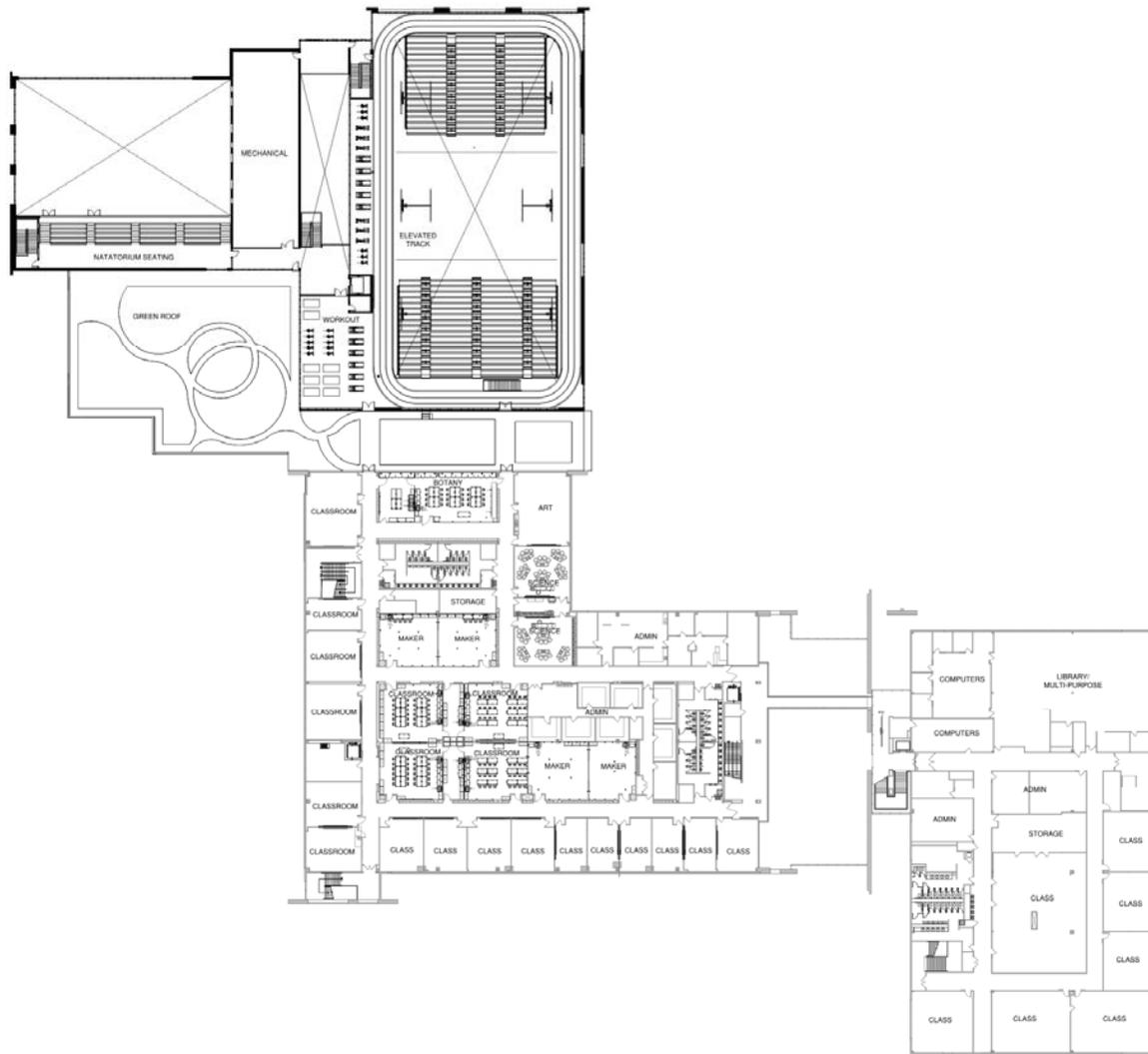
Pedestrian Context



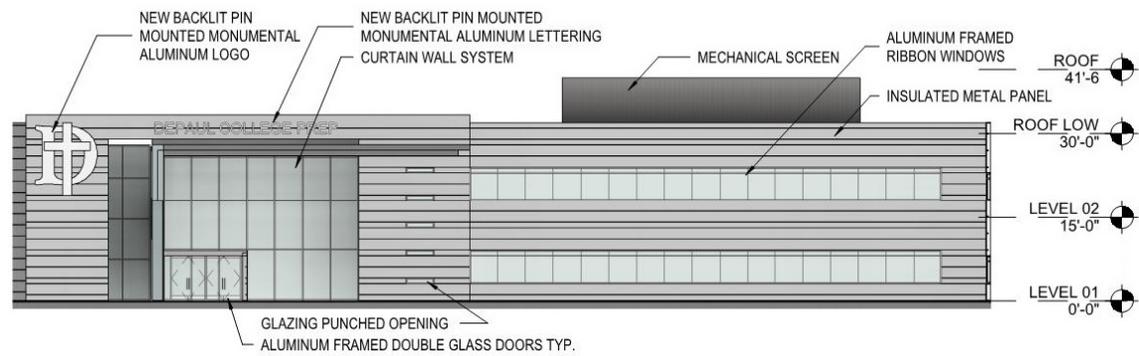
CAMPUS VIEW



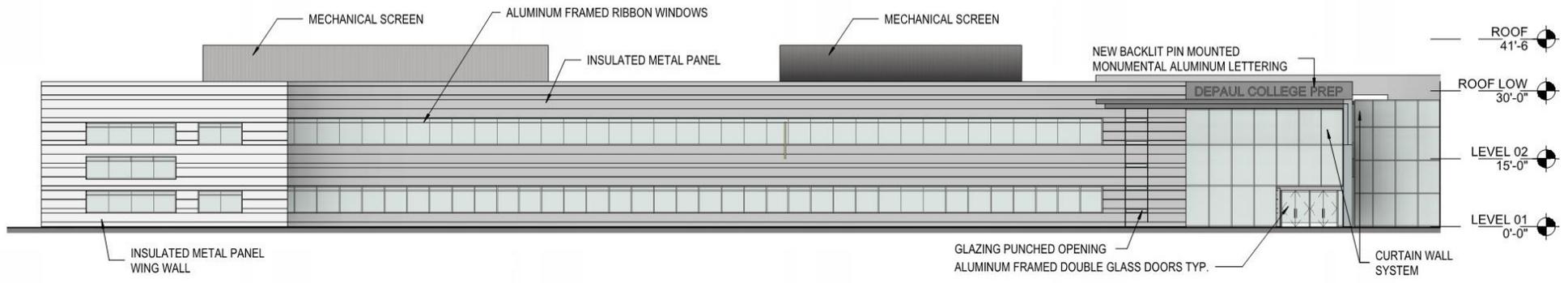
FIRST FLOOR PLAN



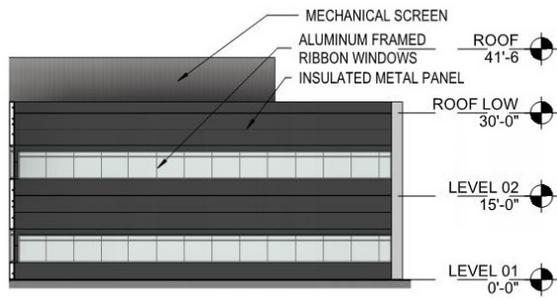
SECOND FLOOR PLAN



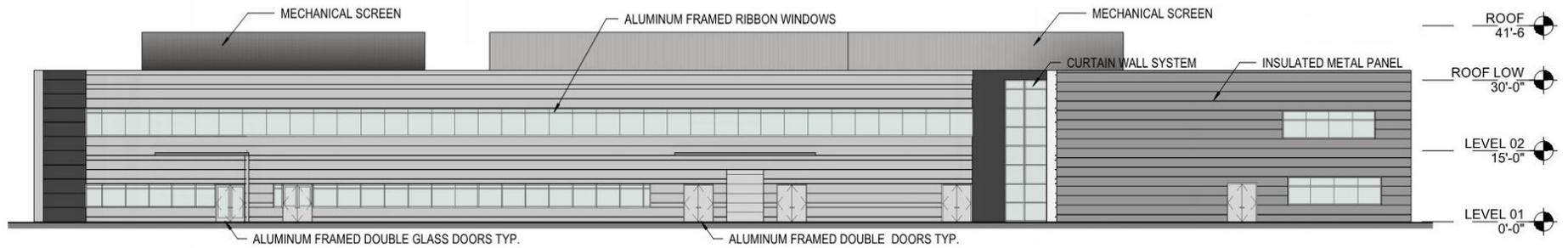
EXISTING BUILDING (DEVRY INSTITUTE) – NORTH ELEVATION



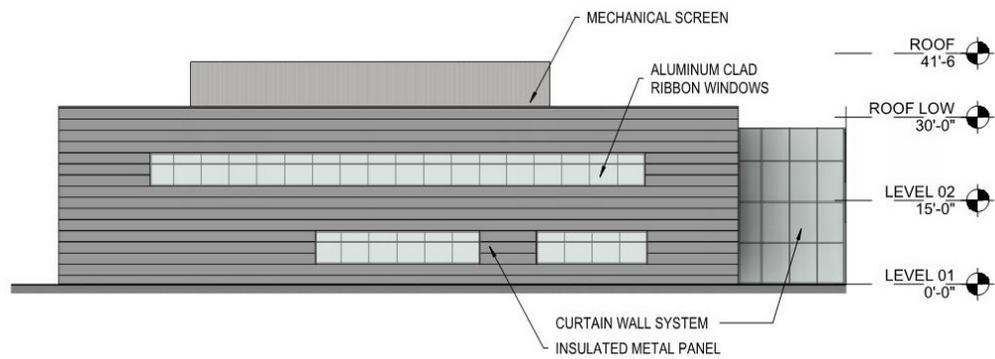
EXISTING BUILDING (DEVRY INSTITUTE) – SOUTH ELEVATION



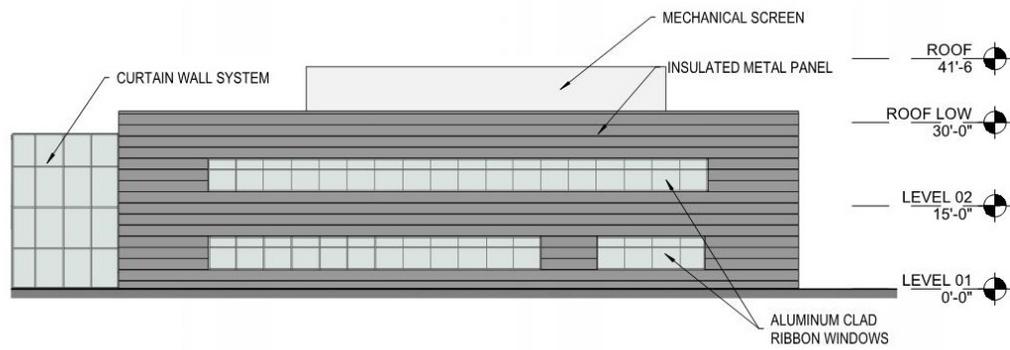
EXISTING BUILDING (DEVRY INSTITUTE) – EAST ELEVATION



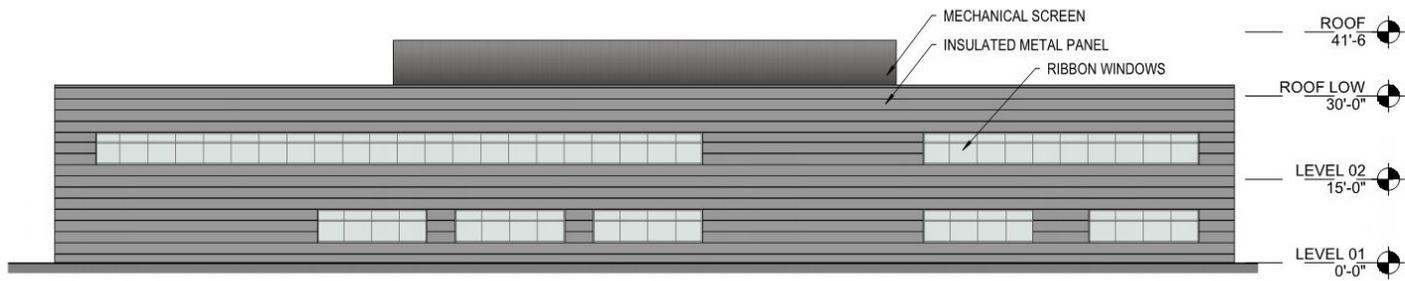
EXISTING BUILDING (DEVRY INSTITUTE) – WEST ELEVATION



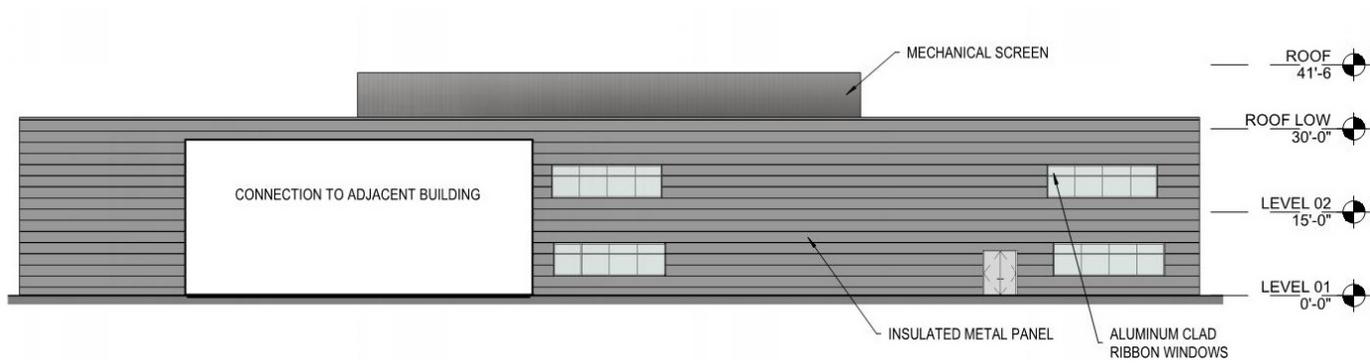
EXISTING BUILDING (CHAMBERLAIN) – NORTH ELEVATION



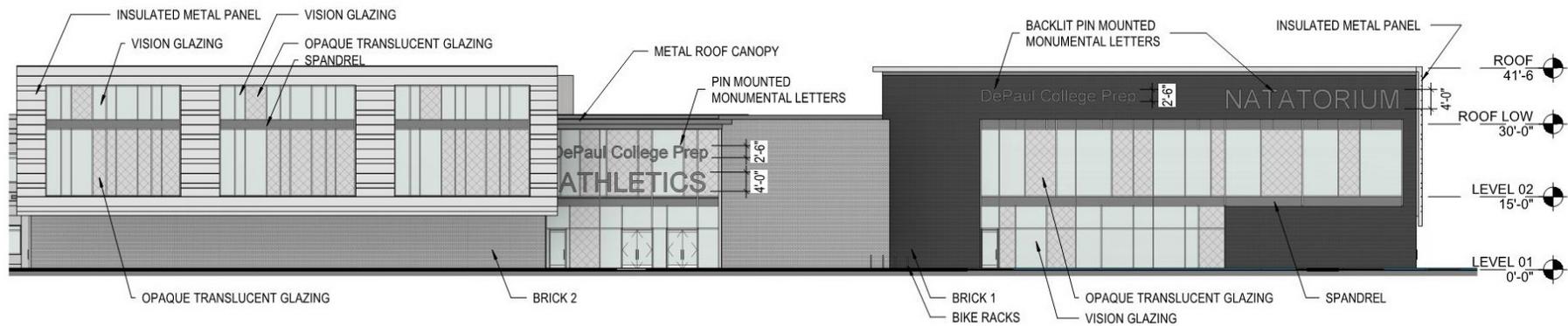
EXISTING BUILDING (CHAMBERLAIN) – SOUTH ELEVATION



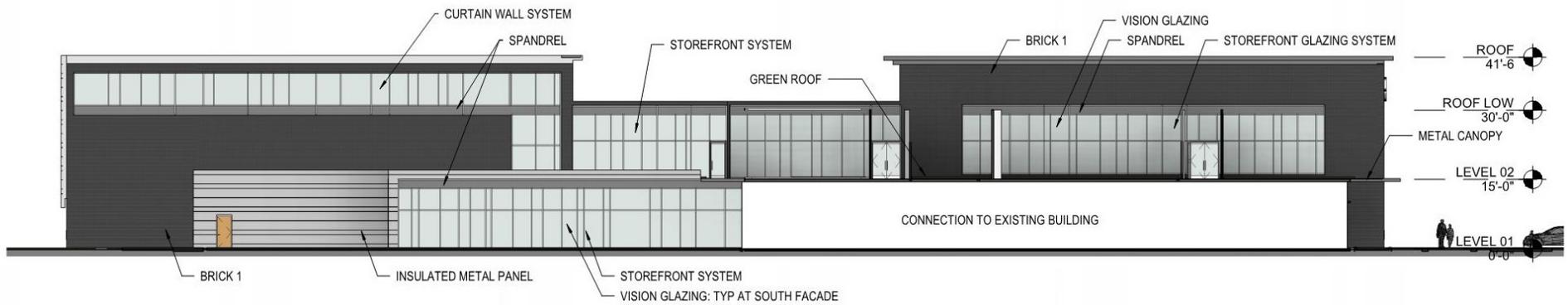
EXISTING BUILDING (CHAMBERLAIN) – EAST ELEVATION



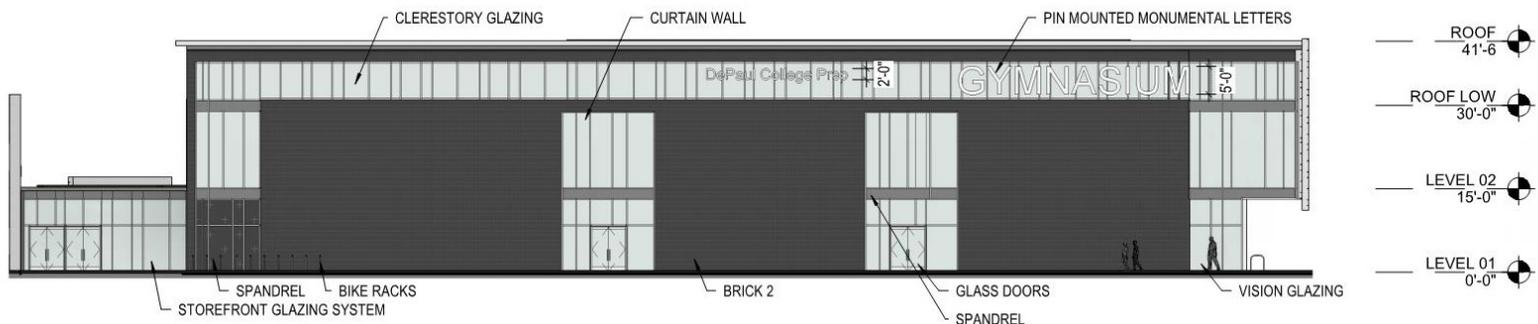
EXISTING BUILDING (CHAMBERLAIN) – WEST ELEVATION



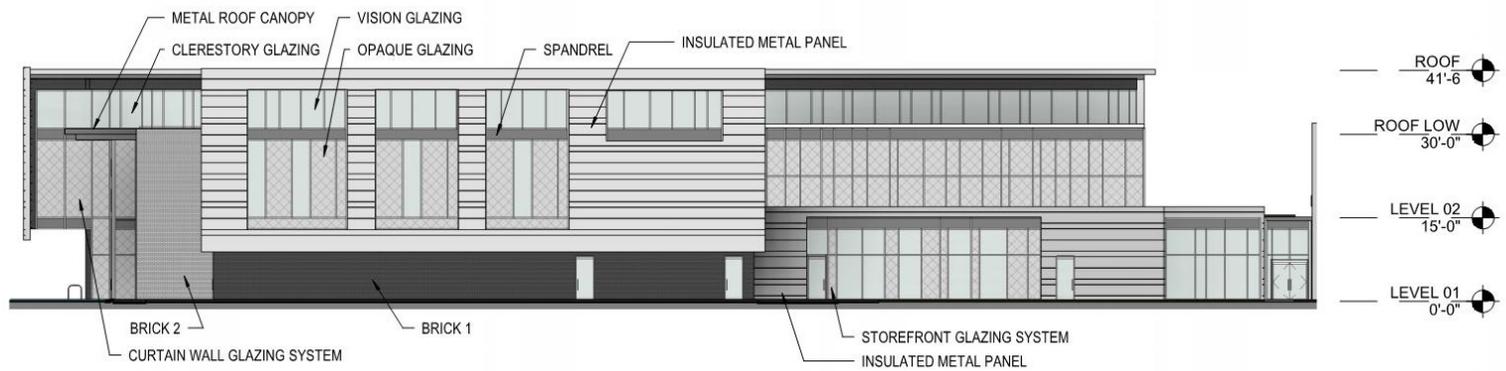
PROPOSED ATHLETICS ANNEX – NORTH ELEVATION



PROPOSED ATHLETICS ANNEX – SOUTH ELEVATION



PROPOSED ATHLETICS ANNEX – EAST ELEVATION



PROPOSED ATHLETICS ANNEX – WEST ELEVATION

17-8-0904.A – GENERAL INTENT

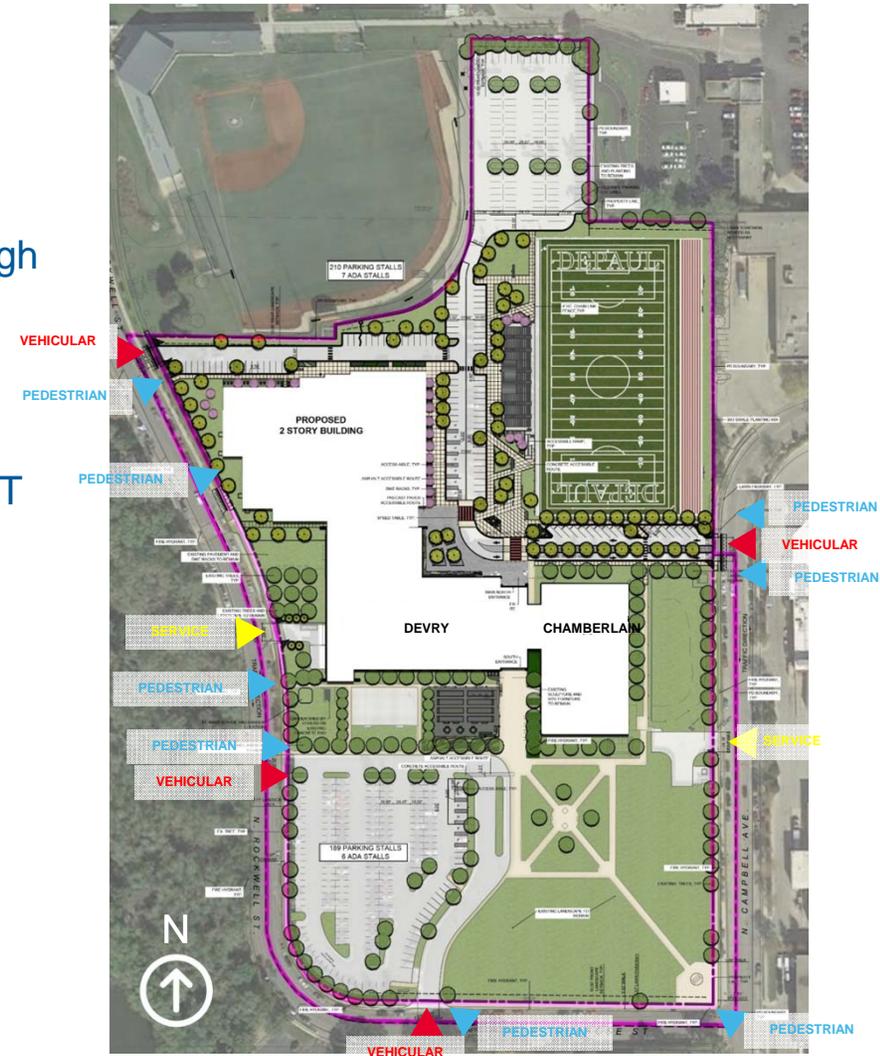
The project promotes safe pedestrian, bicyclist, and vehicular circulation by providing adequate demarcation of traffic paths, bus loading areas, bike parking, and pedestrian pathways both through and around the project.

17-8-0904.B – TRANSPORTATION

All streets and sidewalks to be reconstructed or repaired to CDOT standards

17-8-0904.C – PARKING

All parking internal to the site to be buffered through landscape design to adjacent public right of way. Parking to be shared amongst the entire site and will join existing parking areas with new and expanded lots.



17-8-0909-A GENERAL INTENT

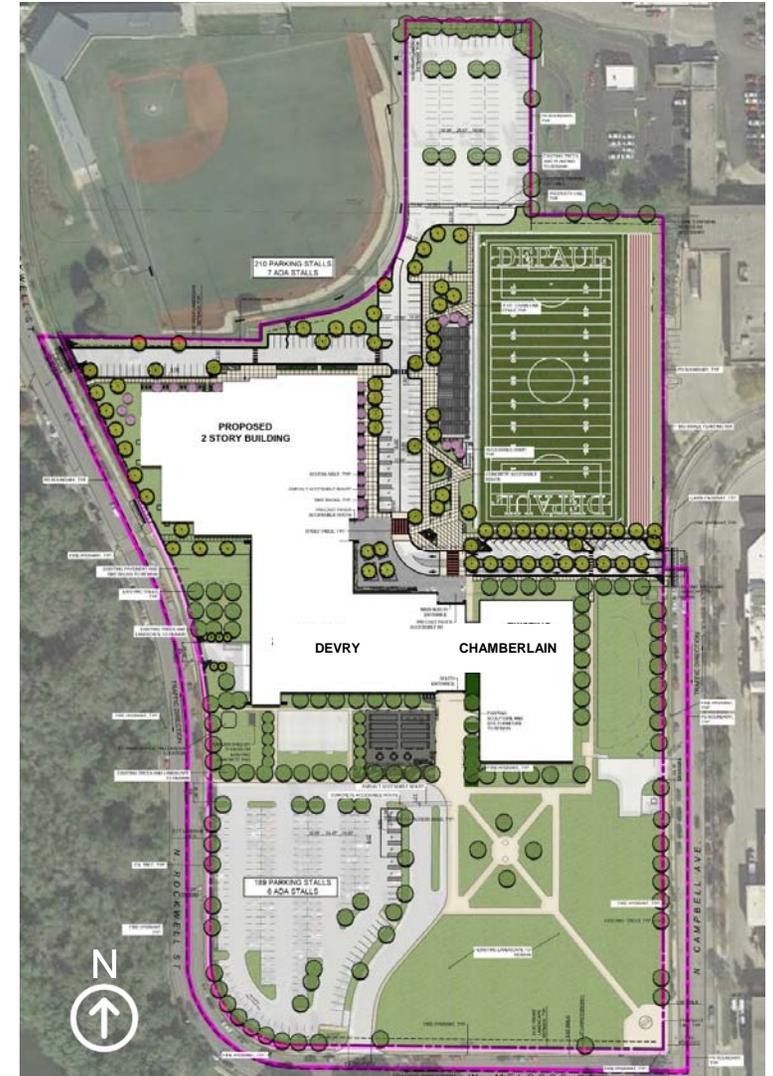
The Project includes adequate, inviting, usable and accessible open space and recreation areas for students, employees and visitors. Substantial functional and landscaped open areas are provided.

17-8-0909 DESIGN

Open spaces adjacent to new and existing buildings are developed to be used by both small and large groups and are oriented for both visibility from the buildings on site, but also for open day light exposure

Parkway trees are to be installed around the perimeter of the development in locations where the parkway width allows.

The surface parking lots will be meet all of the benchmarks set forth in the Chicago Zoning Ordinance in terms of internal planting requirements and setback requirements.



OPEN SPACE + LANDSCAPING

CURTAIN WALL



METAL PANEL



BRICK 1



BRICK 2



Compliance Options	Points Required	Sustainable Strategies Menu																																		
		Health	Energy							Stormwater						Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife				
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)	
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																		
Options Without Certification																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	10	5	5	10	
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	10	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

SUSTAINABLE DEVELOPMENT POLICY

STORM DETENTION

Watertight Advanced Drainage System Stormtech system

STORMWATER SUMMARY:

RATE CONTROL

Required Detention: 36,481 CF
Provided Detention: 36,626 CF

VOLUME CONTROL

Existing Impervious Area: 79.1%
Proposed Impervious Area: 58.3%
Area Reduction: 20.8%



Project Timeline + Community Outreach

PD Application filed on October 7, 2019

Design Changes:

- Stormwater detention added due to high water table
- Site/Pedestrian enhancements were clarified in response to comments from DPD and CDOT
- Fence added around existing southern parking area



DEPAUL COLLEGE PREP

Summary of Community Outreach Presentations

Ald. Matt Martin, 47th ward

August 14, 2019: Ald. Martin and staff
September 23, 2019: Ald. Martin and Chief of Staff
March 3, 2020: Briefing with Ald. Martin and staff
March 12, 2020: 47th ward Citizens Advisory Council

Open Houses for community and prospective families

Proposed campus plans presented in Q & A sessions with attendees

October 3, 2019: 845 attendees
November 17, 2019: 1465 attendees

New Campus Tours

September 11, 2019: 60 attendees (new parents)
October 15, 2019: 45 attendees (parent association)
October 24, 2019: 30 attendees (principals from feeder elementary schools)
December 2, 2019: 50 attendees (prospective parents)



February 28, 2020

Mary Dempsey
DePaul College Prep
3633 N. California Ave
Chicago IL 60618

Re: Depaul College Prep Renovation – MWBE Efforts

Dear Mary:

Based on the schools requests to solicit and hire minority and women owned businesses, B&A has taken the following outreach efforts to meet MWBE goals for the project.

- Included MWBE contractor within the bidders list per the attached. Items in yellow are certified MWBE contractors per the city of Chicago
- Provided notices to MWBE assist agencies via certified mail per the attached letter, certified mail receipts provided for record.
- Outreach approach to the project to ensure inclusion of city resident for workforce and MWBE contractors. 26% MBE, 6% WBE and 50% residency is our goal for the project.

Thank you again for the opportunity to provide construction management services for this project. Please call with any questions or to discuss this proposal in further detail.

Sincerely,
Bulley & Andrews, LLC

Peter Kuhn
Division Leader

1755 West Armitage Avenue Chicago, IL 60622 | 773.235.2433
BULLEY.COM

Bulley & Andrews MBE/WBE Strategy:

- The project is targeting 26% MBE, 6% WBE, and 50% local workforce
- Bulley & Andrews has invited a number of MBE, WBE, and local Chicago builders to bid on the project, well exceeding the targets above.

Project Facts

- Project cost: \$38,800,000
- Construction Jobs: 150
- Permanent Jobs: 107 faculty & staff



A diverse, skilled and dedicated workforce is an asset to every project.

ECONOMIC AND COMMUNITY BENEFITS



DPD Recommendations

- Continues the institutional use on site
- Promote transit, pedestrian and bicycle use (17-8-0904-A-2)
- Large fields of surface parking should be avoided. Large parking lots should be broken up into smaller “cells” or “pods” that are defined by buildings, landscaping and pedestrian paths (17-8-0904-C).
- Planned developments should where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents and where appropriate, provide substantial landscaping of the open areas on the building and the site (17-8-0909-A-1&2).